

**DONALD
SCOTT**

LAND AGENT, VALUER, ESTATE AGENT, AUCTIONEER and QUOTA BROKER

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Particulars of Sale of

Crook of Lune Farm, Howgill, Kendal, Cumbria LA8 0BP

An excellent modern dairy farm
extending to about 94.55 acres (38.26ha)
with fell rights for 188 sheep and followers

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN LOTS

Sole Agent:

Donald Scott FIA EST(SCOT) FNAEA
The Mill
Station Road
Wigton
Cumbria
CA7 9BA

Vendors Solicitor:

Alan Clark
Steggle's Solicitors
6 John Street
Chester
CH1 1DA

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Directions

From M6, junction 37 Sedbergh turn left after approx. ¼ mile, signposted for Lowgill. Continue along the road parallel to M6 for approx. 3 miles to the B6257. Turn right and travel for approx. 200 yards. Take the first left under the disused viaduct. Continue over the Crook of Lune bridge (very narrow). Crook of Lune Farm is the first turning on the right.

From M6, junction 37 head for Sedbergh along the A684, past the Black Horse on the right and Firbank Road B6257 on the left and over the River Lune. Take the first left up Slack Lane signposted for Howgill. Turn left under the railway bridge along Howgill Lane. Turn left at Four Lane Ends. Crook of Lune Farm is the second farm on the left.

From Sedbergh take the road signposted Howgill for approx 4 miles. At the crossroads turn left. Crook of Lune Farm is the second turning on the left.

THE FARM

FARM HOUSE

The farm house is built of stone under a slate roof and comprises:

Ground Floor

Porch – under slate roof
1.29m x 0.91m (4'3" x 3'0")

Front Entrance Hall
4.31m x 0.96m (14'2" x 3'2") with UPVC double glazed front door leading to rear entrance hall, stairs and living room

Living Room
3.66m x 4.04m (12'0" x 13'3") South-east facing. Panelled door. Exposed beams. Open fire with tiled hearth. UPVC double glazed window.

Rear Entrance Hall
2.26m x 0.88m (7'5" x 2'11") leading to stairs. Understairs office and back pantry

Back Pantry
3.49m x 3.53m (11'5" x 11'7") Fitted kitchen units with Rayburn Royal oven. Stainless steel sink unit. Tiled floor. Plumbing for washing machine. UPVC double glazed window and rear entrance door

Office
3.53m x 2.08m (11'7" x 6'10") UPVC double glazed window

Understairs Office
2.62m x 2.11m (8'7" x 6'11") Stone steps

Kitchen
4.44m x 4.00m (14'7" x 13'1") Fitted floor and wall units. Belling four ring hob, oven with extractor fan. Plumbing for dishwasher. Storage heater. Door leading to rear stairs. UPVC double glazed window and back door.

Entrance Hall
1.80m x 1.62m (5'11" x 5'4") UPVC double glazed front door. Shelf. Plumbing for washing machine

Lounge
4.02m x 3.42m (13'2" x 11'3") South-east facing. UPVC double glazed window. Window seat. Stone built fireplace with slate hearth. Shelves. Exposed beams

First Floor

Bedroom 1

3.97m x 3.43m (13'0" x 11'3") South-east facing. Inset cupboard. UPVC double glazed window

Bedroom 2

4.04m x 2.87m (13'3" x 9'5") UPVC double glazed window. Shelf

Bedroom 3

2.51m x 2.06m (8'3" x 6'9") Wooden window. Window seat

Rear Landing

3.16m x 0.99m + 2.14m x 0.82m (10'4" x 3'3" + 7'0" x 2'8") leading to Bedrooms 1,2 and 3, Bathroom and rear stairs. Storage heater. Shelf. Wooden window

Bathroom 2

2.90m x 1.51m (9'6" x 4'11") White 3 piece bathroom suite. . Mira Elite Shower. Part tiled walls. Shelves

Rear Stairs

3.20m x 0.83m (10'6" x 2'9") leading to kitchen on ground floor. UPVC double glazed window with UV filter. Coat hooks.

Bathroom 1

2.91m x 1.82m (9'7" x 6'0") Blue/white 3 piece bathroom suite. Mira Elite 2 Power shower. Part tiled walls. UPVC double glazed window. Corner shelving. Immersion cupboard and shelving.

Bedroom 4

4.00m x 3.14m (13'1" x 10'4") South-east facing. UPVC double glazed window. Window seat

Bedroom 5

3.70m x 3.54m (12'2" x 11'7") Exposed beams. UPVC double glazed window. Panelled door

Landing

2.16m x 0.83m + 1.92m x 0.98m (7'1" x 2'9" + 6'4" x 3'3")
leading to Bedrooms 1,4 and 5, Bathroom and attic. Electric storage heater.

Attic

8.70m x 7.27m (28'7" x 23'10")

Outside

Extensive garden area with perimeter wall, shrubs and lawn to front of house and concrete yard to rear

FARM BUILDINGS

Dairy Complex

9.75m x 3.51m (32'0" x 11'6") Portal frame lean-to under asbestos roof incorporating 4,000 litre Muller Europable tank. Plate Cooler. Cotswald water heater. Stainless steel sink unit. Electric motors

Milking Parlour

9.14m x 5.79m (30'0" x 19'0") Block walls under asbestos roof. Incorporating 7 x 7 herringbone direct line milking parlour. Automatic cluster removers. ATL feeders.

Collecting yard

9.14m x 3.05m (30'0" x 10'0") Block walls under asbestos roof

Bull Pen

9.14m x 3.35m (30'0" x 11'0") Block walls under asbestos roof

Slurry Store

Three ring. Steel slurry tower. Reception pit. Slurry pump.

Cow Building

22.86m x 15.24m (75'0" x 50'0") Block walls under an asbestos roof. Cubicles for 52 cows. Cow mats. Automatic scrapers. Central feed passage

Midden Area

22.86m x 5.18m (75'0" x 17'0") Concrete apron. Retaining barrier.

Concrete Apron

17.68m x 16.76m (58'0" x 55'0") Incorporated in slurry store

Silage Shed

23.72m x 12.19m (77'10" x 40'0") Portal framed with asbestos roof with shuttered concrete walls on Yorkshire boarding

Open Silo

23.72m x 13.72m (77'10" x 45'0") Concrete apron. 7'0" retaining wall

Covered Concrete Apron

24.51m x 5.79m (80'5" x 19'0") Portal frame under cement roof

Cubicle Shed

24.38m x 22.86m (80'0" x 75'0") Portal framed under asbestos roof. Cubicles for 32 cows and 38 young stock. Mattresses

Armjet curtain side. Automatic scrapers. Central feed passage

Cubicle Shed

14.02m x 9.14m (46'0" x 30'0") Portal framed under asbestos roof. Cubicles for 16 young stock. Automatic scrapers. Feed passage

Sawdust Store

7.62m x 3.35m (25'0" x 11'0") Blocked walls under asbestos roof

Outhouse

7.37m x 3.71m (24'2" x 12'2") Stone wall under asbestos corrugated roof

Stone Barn

9.32m x 6.76m (30'7" x 22'2") Two storey, stone walls under slate roof, attached to which is a

Stone Barn

9.42m x 6.76m (30'11" x 22'2") Stone walls under asbestos roof. Twin storey

Lean-to Barn

10.54m x 3.63m (34'7" x 11'11") Block wall under asbestos roof

Modern Portal Framed Shed

18.47m x 12.80m (60'7" x 42' 0") Block and panelled walls under asbestos roof, loose housing with central feed passage

Concrete yard, bordered by a dry stonewall.

Behind the farmhouse, across the yard is a

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Stone Barn

13.11m x 6.71m (43'0" x 22'0") Stone walls under a slate roof. Two storey.

Stone Barn

6.4m x 4.11m (21'0" x 13'6"). Stone walls under a slate and corrugated tin roof. Single storey

Adjoining concrete yard, bordered by a dry stonewall

Lean-to

4.52m x 2.57m (14'10" x 8'5") Stone walls under an asbestos roof

Hen House

3.66m x 2.62m (12'0" x 8'7") Timber framed

Open fronted Lean-to Shed

13.11m x 4.27m (43'0" x 14'0") Timber and corrugated tin construction

Sheep Handling Yards

Built up brick walls with gates and penning

Calf Shed

10.97m x 4.88m (36'0" x 16'0") Blocked walls under asbestos roof

LAND

The land extends to some 94.55 acres approx (38.26 ha), in a ring fence and is all down to grass with a reseeding programme in place over the past four years.

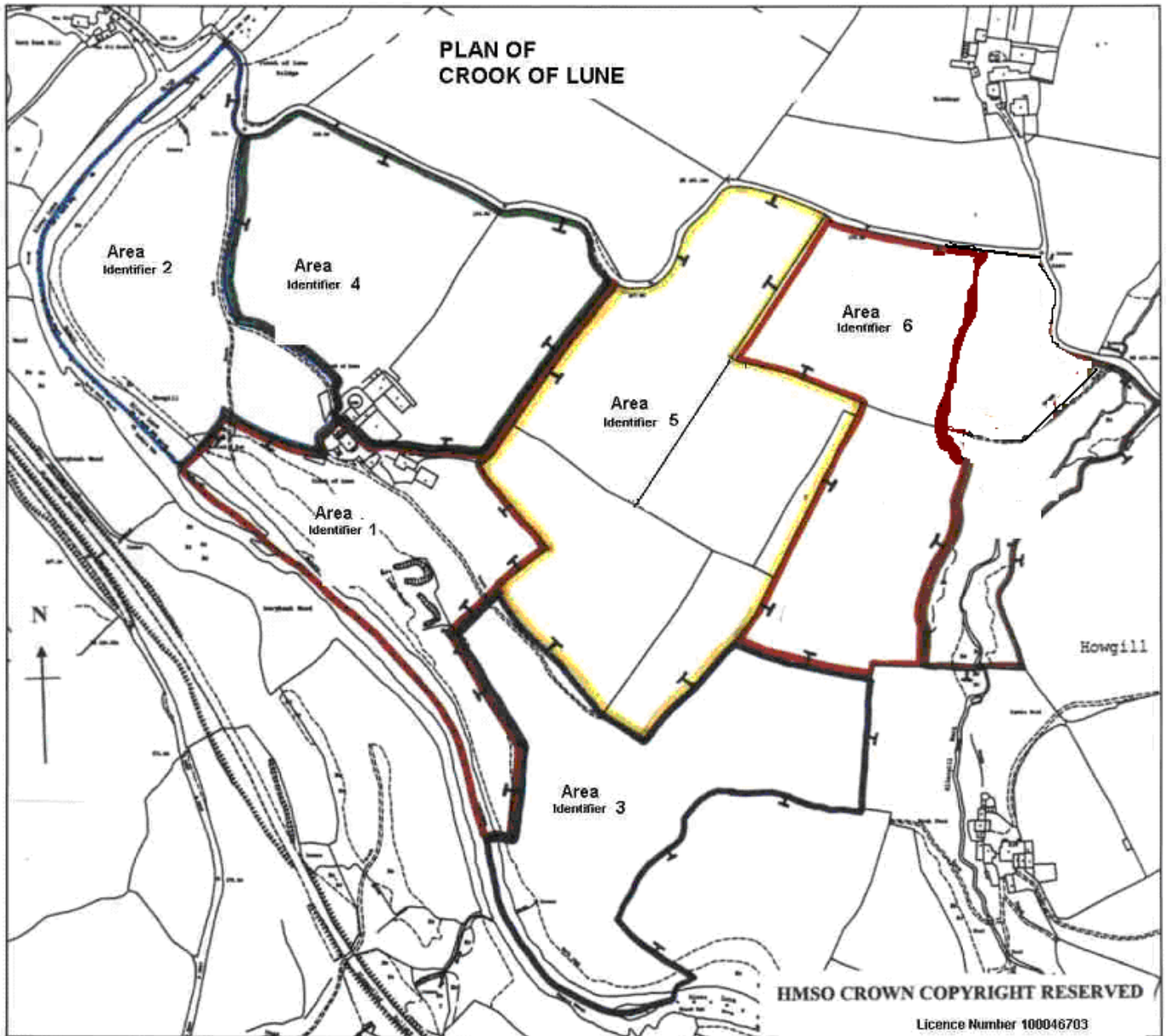
The farm is of good heart bordered by the River Lune providing an excellent opportunity to farm a desirable unit.

The land is classified as English Less Favoured Area, Disadvantaged (LFA-DA)

The Registered Fell Rights on Brant Fell provide an additional 37 ha which is classified as English Less Favoured Area, Severely Disadvantaged within the moorland line (LFA-SDA-Moor).

SCHEDULE OF FIELDS

AREA	OS SHEET REF	ACRES	HECTARES ON PLAN
1			
	SD6295 2376	3.90	1.58
	SD6295 1693	4.89	1.98
	SD6295 1777	1.53	0.62
2			
	SD6196 9909	11.53	4.67
	SD6196 9926	1.68	0.68
3			
	SD6295 3463	15.14	6.13
	SD6295 3246	0.74	0.30
4			
	SD6296 1412	9.98	4.04
	SD6296 2806	6.42	2.60
	SD6295 1697	0.61	0.25
5			
	SD6295 5194	4.96	2.01
	SD6295 5589	0.64	0.26
	SD6295 4475	2.54	1.03
	SD6295 3782	6.59	2.67
	SD6296 4506	8.47	3.43
6			
	SD6295 6184	7.66	3.10
	SD6296 6305	7.27	3.76
TOTAL		94.55	38.26



GENERAL INFORMATION

Services

Mains electricity. Private water supply and septic tank. Central heating – storage heaters

Rights of Way, Easements and Wayleaves

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way

Local Authority

Cumbria County Council, English Street, Carlisle
(01228 606060)

Council Tax

Farmhouse Band E. Cottage Band B

Furnishings, Fittings & Fixtures

All carpets, curtains, curtain rails/fittings and light fittings are included in the sale

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Single Farm Payment

It is the intention of the Vendors to retain the Single Payment

Ingoings

The purchaser will be required to take over all remaining or new season silage at valuation

Sporting Rights

Included in the sale in so far as they are owned

Timber

All standing and fallen timber is included in the sale

Quotas

The Milk Quota is not included in the sale

Agri Environmental Schemes

The farm is eligible to join the Entry Level/High Level Stewardship Scheme

Common Grazing Rights

Included is the right to graze 188 sheep and followers on Brant Fell, to be apportioned among the Lots

Minerals

Such mineral rights as are owned by the vendor will be included in the sale

Displenishing Sale

The vendors reserve the right to hold a farm displenishing sale on the property

Tenure

Freehold

Method of Sale

Crook of Lune is offered for sale as a whole but an option to purchase separate areas may be considered. Full details from selling agent.

Viewing

Strictly through the Sole Agent, Donald Scott – Contact

Office: 016973 49882 Mobile: 07785 752 804

Price

On application from the Sole Agent as above

IMPORTANT NOTICE

Donald Scott and employees for themselves and for the vendors of this property, whose agents they are, give notice that:

The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.

All descriptions, dimensions, areas and references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

All measurements are approximate.

While I endeavour to make my sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact me and I will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.